

APPENDIX C

REAL ESTATE

FOR

STEVENSON CREEK
CLEARWATER, FLORIDA

REAL ESTATE PLAN FOR
STEVENSON CREEK SECTION 206
PINELLAS COUNTY, FLORIDA
ECOSYSTEM RESTORTION REPORT

TABLE OF CONTENTS

1. STATEMENT OF PURPOSE.....	2
2. PROJECT AUTHORIZATION.....	2
3. PROJECT LOCATION AND DESCRIPTION.....	2
4. GOVERNMENT-OWNED LAND.....	3
5. NON-FEDERALLY-OWNED LAND.....	3
6. ESTATES TO BE ACQUIRED.....	3
7. NON-FEDERAL AUTHORITY TO PARTICIPATE IN PROJECT.....	4
8. MINERALS.....	4
9. HAZARDOUS, TOXIC AND RADIOACTIVE WASTE (HTRW).....	5
10. RELOCATION ASSISTANCE (PUBLIC LAW 91-646).....	5
11. RELOCATIONS, ALTERATIONS, VACATIONS, ABANDONMENTS (PUBLIC LAW 85-500).....	5
12. INDUCED FLOODING.....	5
13. MITIGATION.....	5
14. ACQUISITION/ADMINISTRATIVE COSTS.....	5
15. SUMMARY OF PROJECT REAL ESTATE COSTS.....	6
16. REAL ESTATE ACQUISITION SCHEDULE.....	6
17. MAPS.....	6
CHART OF ACCOUNTS FOR PROJECT.....	7
REAL ESTATE PLANNING MAPS	

**REAL ESTATE PLAN FOR
STEVENSON CREEK SECTION 206
PINELLAS COUNTY, FLORIDA
ECOSYSTEM RESTORTION REPORT**

1. STATEMENT OF PURPOSE:

This Real Estate Plan is tentative in nature for planning purposes only and both the final real property acquisition lines and real estate cost estimates provided are subject to change even after approval of the Ecosystem Restoration Report.

2. PROJECT AUTHORIZATION:

Section 206, of Public the Water Resources Development Act (WRDA) of 1996 (Public Law 104-303) provides the authority for this effort.

3. PROJECT LOCATION AND DESCRIPTION:

The Stevenson Creek estuary is located in the City of Clearwater, Pinellas County, Florida. The Stevenson Creek drainage basin encompasses approximately 6,000 acres in central Pinellas County including 3,500 acres of developed land in the western portion of the City of Clearwater. The area that will be dredged is located in the Stevenson Creek estuary between the North Fort Harrison Avenue Bridge and the Douglas Avenue Bridge in the City of Clearwater, Pinellas County, Florida. Stevenson Creek Estuary is located in Florida Congressional District #9.

The proposed project will involve the dredging of approximately 196,300 cubic yards of sand, muck and sediments from Stevenson Creek estuary and from under and around North Fort Harrison Avenue Bridge and Pinellas Trail Bridge. The dredging will be conducted in a way to preserve as much of the natural contour of the bottom of the estuary as possible, however, re-contouring may be necessary in order to accommodate the North Fort Harrison Avenue Bridge and Pinellas Trail Bridge.

The area in Stevenson Creek being dredged is within the navigable waters of the United States and is available to the Federal Government directly by navigational servitude.

The dredged material will be placed in geobags for dewatering and temporarily placed on two (2) acres of property adjacent to the estuary (Wolf property) until dry. This site will also be used as a staging area. The estate required for this two-acre site is a Temporary Work Area/Disposal Area Easement for one year with an estimated value of \$17,500, rounded to \$18,000.

When dry, the material will be removed from the geobags, placed in dump trucks and hauled to a 25-acre site (Bridgeway Acres property). The material will be spread evenly over the 25-acre site causing an increase in elevation of about 2 feet. The estate required for this 25-acre site is a Temporary Work Area/Disposal Area Easement required for one year with an estimated value of \$20,000 plus \$225,000 severance damages for a total of \$245,000.

Access to the 25-acre temporary disposal site will require a Temporary Access Road Easement for one year for 1.29 acres with an estimated value of \$2,000.

4. GOVERNMENT-OWNED LAND:

There are no federally owned lands associated with this project.

5. NON-FEDERALLY-OWNED LAND:

The non-Federal sponsor, City of Clearwater, owns all uplands required to support construction of the proposed project.

6. ESTATES TO BE ACQUIRED:

TEMPORARY WORK AREA EASEMENT A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. ___ & ___), for a period not to exceed _____ beginning with date possession of the land is granted to the Project Sponsor, for use by the United States, its representatives, agents, and contractors as a (borrow area) (work area), including the right to borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and

erect and remove temporary structures on the land and to perform any other work necessary incident to the construction of the Stevenson Creek Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

TEMPORARY ACCESS ROAD EASEMENT A temporary and assignable easement and right-of-way in, on, over, and across (the land described in Schedule A) for a period not to exceed _____, for the location, construction, operation, maintenance, alteration, replacement and use of (an) access road(s) and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving however, to the owners, their heirs and assigns, the right to cross over or under the right-of-way as access to their adjoining land at the locations indicated in Schedule B); 5/ subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

7. NON-FEDERAL AUTHORITY TO PARTICIPATE IN PROJECT:

a. The City of Clearwater, Florida is the non-Federal sponsor of the project, having been created by Chapter 9710, Special Laws of Florida, 1923, as amended.

b. The city may exercise any of its powers or perform any of its functions and may participate in the financing thereof, by contract or otherwise, jointly or in cooperation with any one or more states or political subdivisions or agencies thereof, or the United States or any agency thereof, or with any person as defined by law.

8. MINERALS:

No known minerals exist in the proposed project area.

9. HAZARDOUS, TOXIC AND RADIOACTIVE WASTE (HTW) :

The Jacksonville District U.S. Army Corps of Engineers, Environmental Branch, performed a site audit for hazardous, toxic and radioactive waste material, with negative results. The site audit included a site visit and research of historical data.

It should be noted that the Stevenson Creek estuary is located within a Federal and State designated Brownfield area.

10. RELOCATION ASSISTANCE PAYMENTS (PUBLIC LAW 91-646) .

No persons or business will require relocation.

11. RELOCATIONS, ALTERATIONS, VACATIONS AND ABANDONMENTS (PUBLIC LAW 85-5000) .

No governmental structures or facilities that come within the purview of Section 111 of the Rivers and Harbors Act of 1958 (PL 85-500) approved 3 July 1958 will be affected by the project.

12. INDUCED FLOODING.

There will be no induced flooding directly associated with this project.

13. MITIGATION.

There will be no mitigation associated with this project.

14. ACQUISITION/ADMINISTRATIVE COSTS:

a. The estimate of the Federal real estate acquisition/administrative cost is \$16,000. This figure includes project real estate planning, review and monitoring costs.

b. The non-Federal sponsor will receive credit towards its share of real estate administrative project costs incurred for certification. Administrative costs are estimated to be \$12,000.

15. Summary of Real Estate costs. The following cost figures are subject to change prior to construction:

a. Lands and Damages:

Temporary Easements:	\$ 40,000
Work/Disposal Area (27 acs)	
Access Road (1.29 acs)	

Severance Damages	\$225,000
-------------------	-----------

b. Acquisition - Administrative costs

Federal	\$ 16,000
Non-Federal	\$ 12,000

c. Public Law 91-646	\$ 0
----------------------	------

d. Contingencies (25%)	\$ 73,000
------------------------	-----------

TOTAL ESTIMATED REAL ESTATE COSTS	\$366,000
-----------------------------------	-----------

16. Real Estate Acquisition Schedule. Based on the fact that the Project Sponsor currently owns the land and that it is readily available to certify, it is estimated that it will take approximately four weeks to certify lands after the Project Cooperation Agreement (PCA) is fully executed.

17. Map. Real estate maps of the proposed project area are enclosed.

ESTIMATED PROJECT REAL ESTATE COSTS
PROJECT: STEVENSON CREEK SECTION 206

DATE: 2/03/03

01	LANDS AND DAMAGES		
01AA	PROJECT PLANNING	\$10,000	
01B--	ACQUISITIONS		
01B20	BY LOCAL SPONSOR (LS)	\$6,000	
01B40	REVIEW OF LS	\$2,000	
01C--	CONDEMNATIONS		
01C20	BY LS	\$0	
01C40	REVIEW OF LS	\$0	
01E--	APPRAISALS		
01E30	BY LS	\$6,000	
01E50	REVIEW OF LS	\$2,000	
01F--	PL 91-646 ASSISTANCE		
01F20	BY LS	\$0	
01F40	REVIEW OF LS	\$0	
01G--	TEMPORARY PERMITS/LICENCES/RIGHTS-OF-ENTRY		
01G20	BY LS	\$0	
01G40	REVIEW OF LS	\$0	
01G60	DAMAGE CLAIMS	\$0	
01M00	PROJECTED RELATED ADMINISTRATION		
	REAL ESTATE REVIEW OF PCA	\$2,000	
01R--	REAL ESTATE PAYMENTS		
01R1	LAND PAYMENTS		
01R1B	BY LS	\$265,000	
01R2	PL 91-646 ASSISTANCE PAYMENTS		
01R2B	BY LS	\$0	
TOTAL REAL ESTATE COST EXCLUDING CONTINGENCY (RD)			\$293,000
REAL ESTATE CONTINGENCY (25%) COST (RD)		\$73,000	
TOTAL PROJECT REAL ESTATE COST (RD)			\$366,000